

February 22, 2013

To: Executive Board

Subject: **Industry Park & Ride Update**

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### **Recommendation**

Receive and file the Industry Park & Ride Project Status Update.

### **Background**

The Industry Park & Ride facility will be a 4½ level parking structure with 623 parking spaces at the existing Metrolink Park & Ride lot in the City of Industry. The parking structure will be located on the northwest corner of the Metrolink Park & Ride located at 600 S. Brea Canyon Road and will replace 200 existing surface parking spaces on the project site taken up by the parking structure, resulting in a net increase of 423 parking spaces. The project will serve new and existing Foothill Transit patrons.

On June 29, 2012, the Foothill Transit Executive Board authorized award of a construction contract to Klorman Construction in the amount of \$9,530,932. This figure is below the engineer's estimate of \$12,075,102.

#### Project Budget:

Project Funding		\$14,904,300
Project Costs:		
Architectural	\$773,829	
Environmental	\$115,143	
Construction <sup>(1)</sup>	\$9,678,386	
Permits	\$90,521	
Labor Compliance	\$33,020	
Materials Testing & Inspection <sup>(2)</sup>	\$74,000	
Total Project Costs		\$10,764,899
Variance		\$4,139,401

(1) Amended contract amount including approved change orders (see Change Order Table on page 4)

(2) The cost for this service is based on time and materials. The amount reflected is an estimate.

The project is funded with \$1.8 million in Federal Transit Administration (FTA) Section 5307 formula funds, \$9.7 million in FTA Section 5309 discretionary funds, and \$3.4 million in local grants, meeting the federal requirement for the provision of local matching funds. Total current project cost is below the project budget by \$4.1 million.

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## Project Highlights:

Demolition of the existing surface parking lot started on October 2, 2012 and excavation for the structure foundation started on October 9, 2012. During excavation, chromium was detected in the soil in some locations. Soil samples were further tested and it was determined that the soils could be exported and transferred to the receiving dump site. Rain on November 30, 2012 and December 3, 2012 delayed the project and caused portions of the excavated footing to collapse infiltrating the rebar casings with mud and dirt. Several additional rain days occurred in the month of November and December resulting in adding 21 workdays to the schedule for construction completion. The completion date has been moved to early September 2013.

In January 2013, concrete for the foundation and base structure was poured. The perimeter footing is 100 percent complete while construction of the masonry wall for the 1<sup>st</sup> level continues. Installation of the underground utilities began the week of January 21<sup>st</sup>, including the first 12" storm drain inside the structure.

## Project Milestones:

- Excavation complete 10/31/12.
- Electrical Feeders, Storm Drain, Foundation Drains are complete.
- Perimeter Footings, Columns, Shear Walls installed.
- Ground level (west section) slab on grade poured and placed.
- Structural steel deck for 2<sup>nd</sup> tier to begin mid-February.
- Parking Structure 17 percent complete.

## Future Milestones:

- Underground utilities complete late March.
- 2<sup>nd</sup> tier level will be completed in early May.
- 3<sup>rd</sup> tier level will be completed in late May.

## Construction Change Orders:

The total of approved Change Orders to date is \$147,454.91 or one percent of the original bid of \$9,530,932.00. Below is a brief explanation of the change orders:

Change Order Request No. 1 dated October 1, 2012 in the amount of \$411,502.00 for additional excavation, formwork, and concrete was denied. The project team determined that the change order request was premature. The contractor was instructed to delay submitting a change order until it was determined during excavation that additional formwork and deepened excavation was necessary.

Change Order Request No. 1R1. The change order was for a credit in the amount of \$32,420.00 for the removal of the required hose bibs, change in

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amount of coverage on the contractors Builder's Risk Insurance, owner requested change of lighting to LED lights was approved.

Change Order Request No. 3R1. The change order was for an unforeseen site condition in the amount of \$7,090 was approved. The Contractor was required to remove encased electrical conduits buried underground.

Change Order Request Nos. 8 and 9. Change orders for deepened excavation in the amounts of \$67,550.00 and \$5,534.00 were approved. These change orders resulted from the direction given by the Project Team in response to Change Order No. 1.

Change Order Request No. 10. The change order in the amount of \$13,885.00 was approved and was necessitated by an owner request for 10 additional bollards on the first level of the parking structure as an added safety feature.

Change Order Request No. 11R1. The Change order in the amount of \$154,747.00 was approved for the installation of conduits for the Industry Solar Panel project. The City plans to install Solar Panels on the rooftop of the parking structure. The City of Industry will be responsible for a portion of the cost (\$70,617.00) related to work outside of the parking structure. Foothill Transit will be responsible for \$84,130.00 as part of the condition of the Ground Lease between Foothill Transit and City of Industry.

The change order table is listed on the next page.

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**Change Order Table**

Change Order No.	Reason for Change	Dated	Status	Agreed CO Amount (\$)	Comments
001	Deepened foundation	1-Oct-12	Denied	\$ 411,502.00	Premature submittal. Foothill to evaluate during foundation phase.
1R1	Builder's risk insurance, credit for removal of hose bibs, additional cost for change of lighting to LED.	18-Oct-12	Approved	\$ (32,420.00)	
002	Removal of existing light pole	5-Oct-12	Approved	\$ 1,685.91	Errors & Omission (not in original topography map)
3R1	Removal of encased electrical conduits	18-Oct-12	Approved	\$ 7,090.00	Unforeseen condition of the electrical conduit encased in concrete
	Contract Amendment No. 1			\$ (23,644.09)	
008	Deepened foundation (embedded 24" into competent bedrock)	14-Nov-12	Approved	\$ 67,550.00	Unforeseen condition.
009	Deepened foundation (embedded 24" into competent bedrock)	27-Nov-12	Approved	\$ 5,534.00	Unforeseen condition.
010	Additional bollards first level	20-Nov-12	Approved	\$ 13,885.00	Not shown in bid drawings.
	Contract Amendment No. 2			\$ 86,969.00	
11R1	Add solar PV conduits	22-Jan-13	Approved	\$ 84,130.00	Not in original scope. City of Industry requirement for future PV panels on roof.
	Proposed Contract Amendment No. 3			\$ 84,130.00	
		Total Change Order To Date		\$ 147,454.91	
		Original Bid Amount		\$9,530,932.00	
		Amended Contract Amount		\$9,678,386.91	

**Note:**

Change order nos. 4, 5, 6, & 7 are not listed on the table above for the following reasons:

Change Order Request No. 4 was for the detection of chromium in the soil during the mass excavation. Contractor has not formally issued a change order. The Project Team will close the request based on additional laboratory tests performed on the soil samples, concluding that the Chromium levels were safe.

Change Order Request No. 5 is void. The number was used by General Contractor for internal control.

Change Order Request No. 6 is for a potential credit to Foothill Transit for plumbing value engineering proposed by subcontractor. A change order request has not been issued to Foothill Transit by the contractor. The Project Team is reviewing all proposed value engineering items at this time.

Change Order Request No. 7 has no dollar amount. General Contractor requesting two days for delay in obtaining permit from LA County Building Department. The change order request was closed since the two days have been recovered by completing other activities early.

**Possible Additional Change Orders:**

1. Additional work for site clean-up due to rain. Estimated cost is \$79,000.
2. Wet subgrade. Saturated soil remediation from rain. Cost is unknown at this time.
3. Potential change in plumbing design. Plans were approved by L.A. County in April 2012. However, after another required submittal by the plumbing subcontractor, the Fire Department is changing their original approval of a dry system standpipe to a wet-system standpipe.
4. Power and security conduit installation.

**Other Additional Project Costs:**

1. Cost for Southern California Edison pole relocation. Costs are expected to be \$120,000 and an item is included on the Board agenda related to this issue. Amount will be payable to Southern California Edison and therefore is not a change order under the construction contract.
2. Verizon fiber optic connection to the parking structure. Cost is unknown at this time. Amount will be payable to Verizon and therefore is not a change order under the construction contract.

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**Budget Impact**

The approved Fiscal Year 2013 Business Plan includes funding for the City of Industry Park & Ride Project.

Sincerely,

  
Sharlane Bailey  
Project Manager

  
Doran J. Barnes  
Executive Director